



FCBR 2025

FORT COLLINS BOARD OF REALTORS®



Monthly Indicators



July 2025

New Listings were up 1.6 percent for single family homes and 27.5 percent for townhouse-condo properties. Pending Sales landed at 197 for single family homes and 61 for townhouse-condo properties.

The Median Sales Price was down 1.4 percent to \$597,450 for single family homes and 14.6 percent to \$366,175 for townhouse-condo properties. Days on Market increased 19.6 percent for single family homes but decreased 1.2 percent for townhouse-condo properties.

Nationally, the median existing-home sales price rose 2.0% year-over-year to \$435,300, a new monthly high and the 24th consecutive month of annual price gains, according to NAR. Slower sales activity has contributed to rising inventory this year, with 1.53 million properties listed for sale heading into July, a 15.9% increase from the same time last year and equivalent to a 4.7-month supply at the current sales pace.

Activity Snapshot

+ 15.7%	+ 19.6%	- 1.4%
One-Year Change in Single Family Sold Listings	One-Year Change in Single Family Days On Market	One-Year Change in Single Family Median Sales Price

Residential real estate activity in Area 9 composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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Single Family Activity Overview

Key metrics for Single Family by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	7-2024	7-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
New Listings		311	316	+ 1.6%	1,934	2,236	+ 15.6%
Pending Sales		169	197	+ 16.6%	1,270	1,444	+ 13.7%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		185	214	+ 15.7%	1,197	1,361	+ 13.7%
Median Sales Price		\$606,000	\$597,450	- 1.4%	\$620,000	\$614,990	- 0.8%
Avg. Sales Price		\$695,002	\$681,515	- 1.9%	\$716,155	\$710,841	- 0.7%
Pct. of List Price Received		99.0%	98.9%	- 0.1%	99.5%	99.2%	- 0.3%
Days on Market		51	61	+ 19.6%	61	64	+ 4.9%
Affordability Index		69	70	+ 1.4%	68	68	0.0%
Active Listings		616	676	+ 9.7%	--	--	--
Months Supply		3.7	3.6	- 2.7%	--	--	--

Townhouse-Condo Activity Overview

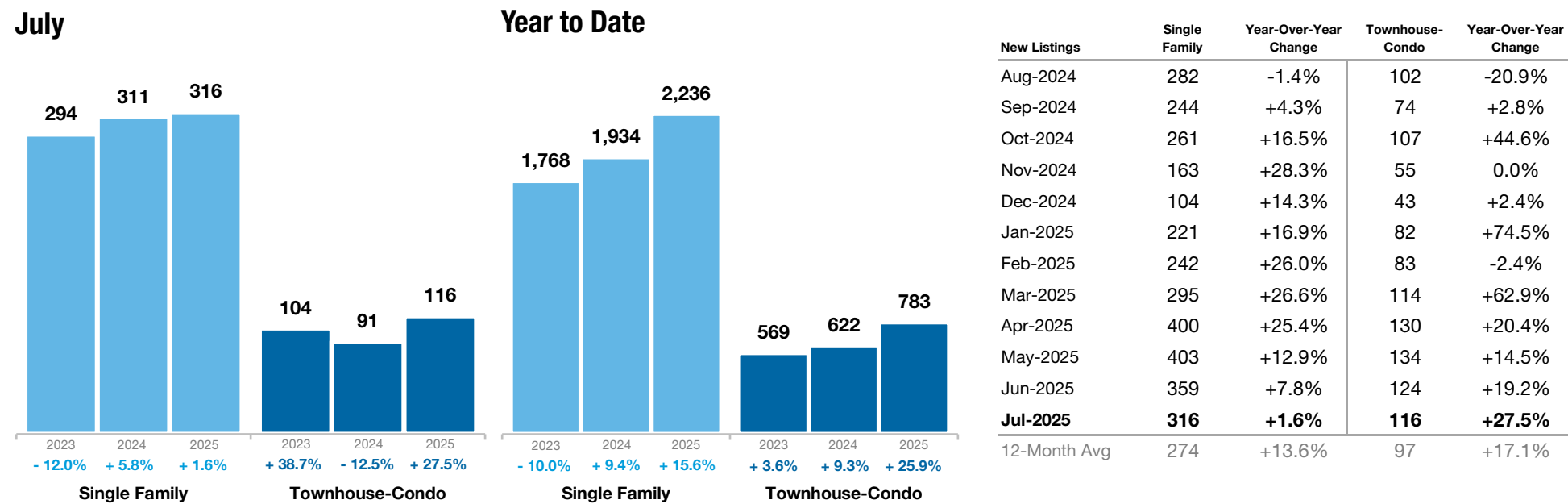
Key metrics for Townhouse-Condo by report month and for year-to-date (YTD) starting from the first of the year.



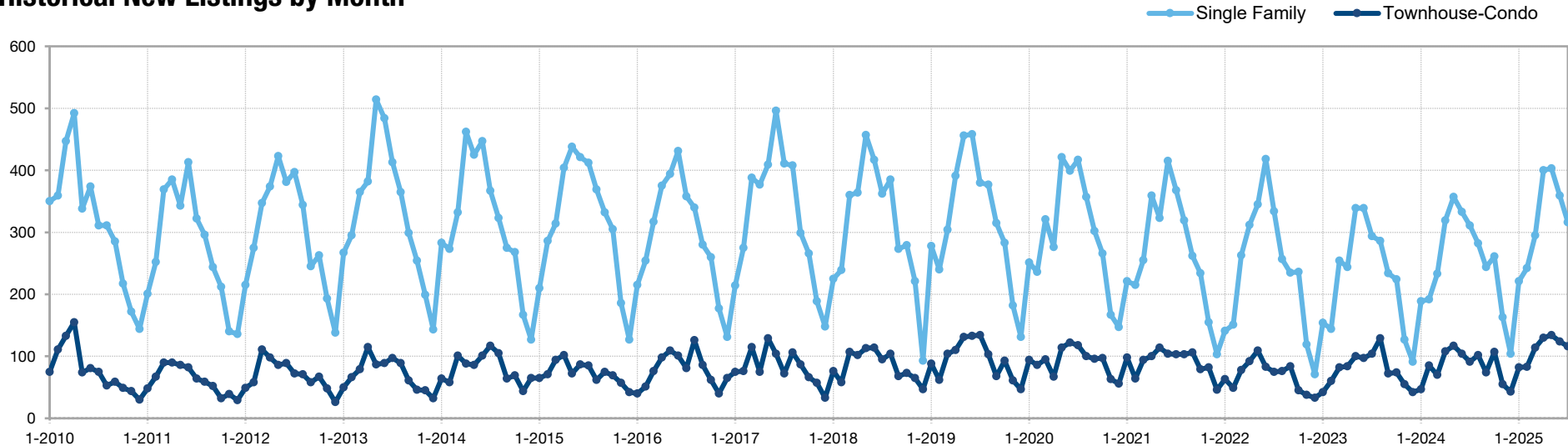
Key Metrics	Historical Sparkbars	7-2024	7-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
New Listings		91	116	+ 27.5%	622	783	+ 25.9%
Pending Sales		71	61	- 14.1%	469	448	- 4.5%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		75	69	- 8.0%	424	421	- 0.7%
Median Sales Price		\$429,000	\$366,175	- 14.6%	\$419,995	\$406,700	- 3.2%
Avg. Sales Price		\$461,123	\$378,304	- 18.0%	\$431,786	\$417,336	- 3.3%
Pct. of List Price Received		98.9%	98.6%	- 0.3%	99.3%	98.9%	- 0.4%
Days on Market		81	80	- 1.2%	81	83	+ 2.5%
Affordability Index		98	115	+ 17.3%	100	103	+ 3.0%
Active Listings		176	299	+ 69.9%	--	--	--
Months Supply		2.9	5.3	+ 82.8%	--	--	--

New Listings

A count of the properties that have been newly listed on the market in a given month.

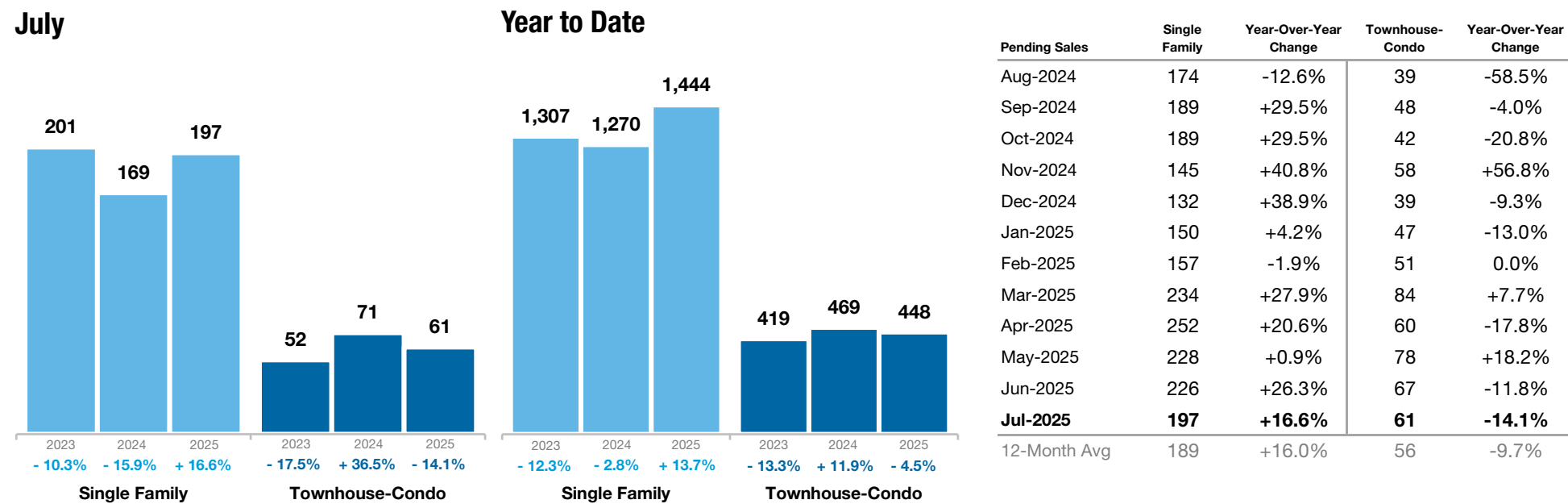


Historical New Listings by Month

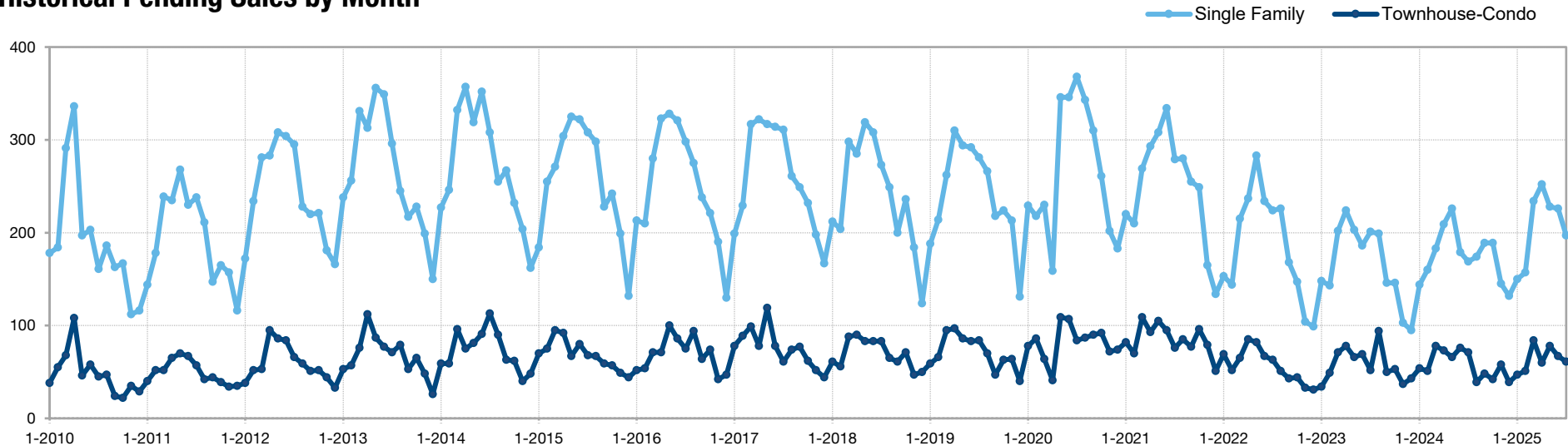


Pending Sales

A count of the properties on which offers have been accepted in a given month.

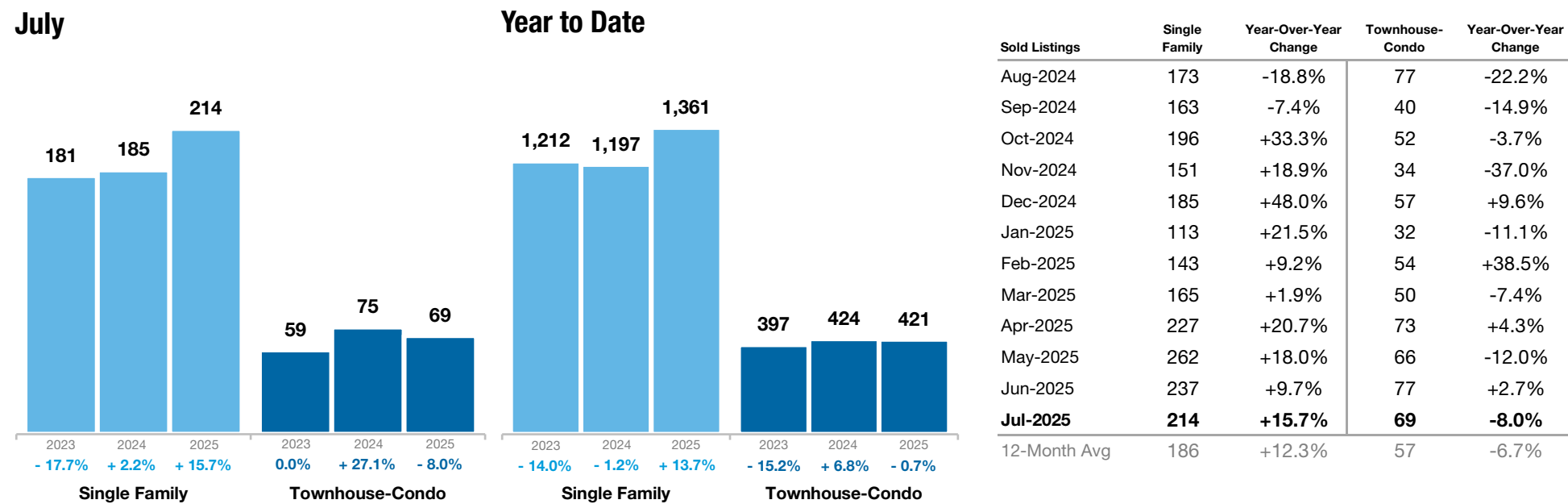


Historical Pending Sales by Month

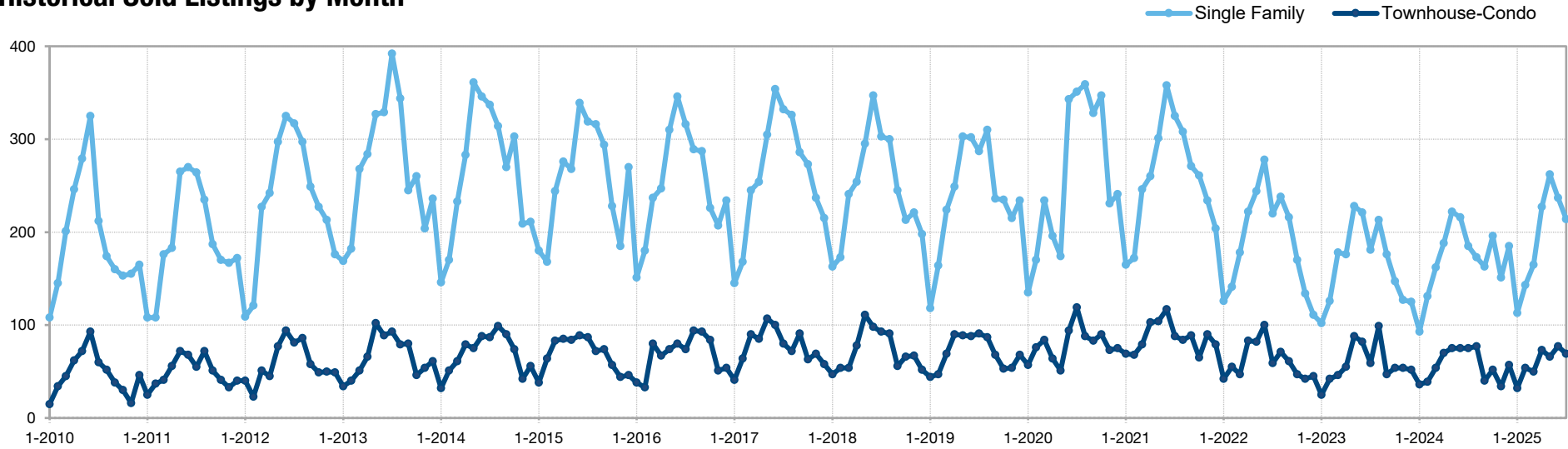


Sold Listings

A count of the actual sales that closed in a given month.

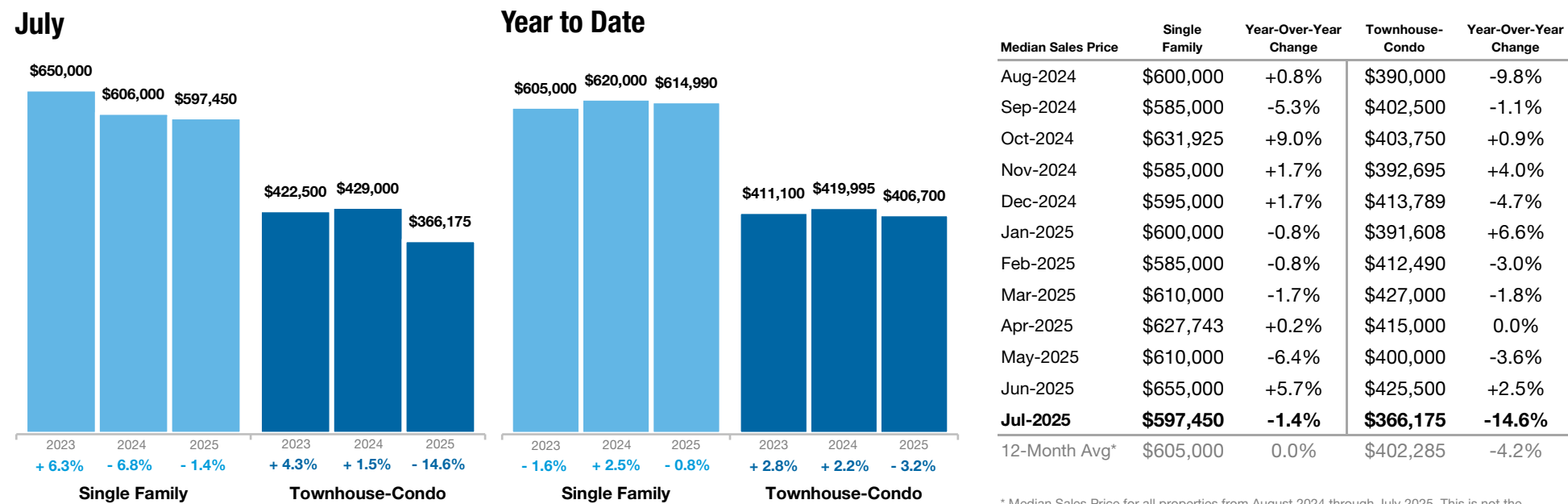


Historical Sold Listings by Month



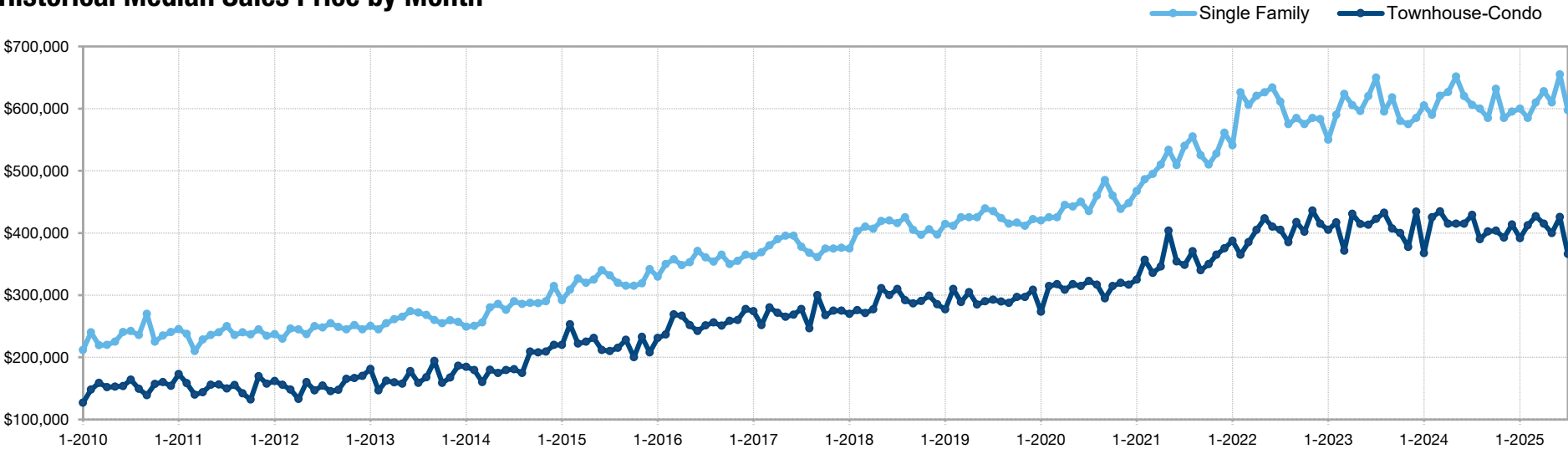
Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



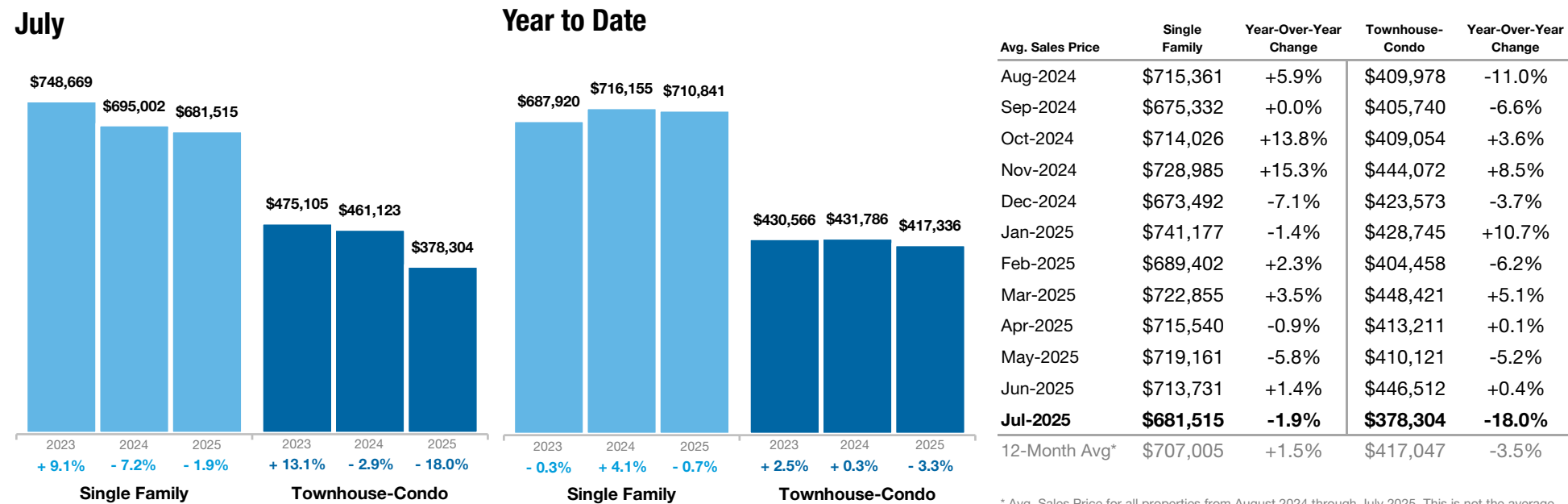
* Median Sales Price for all properties from August 2024 through July 2025. This is not the average of the individual figures above.

Historical Median Sales Price by Month



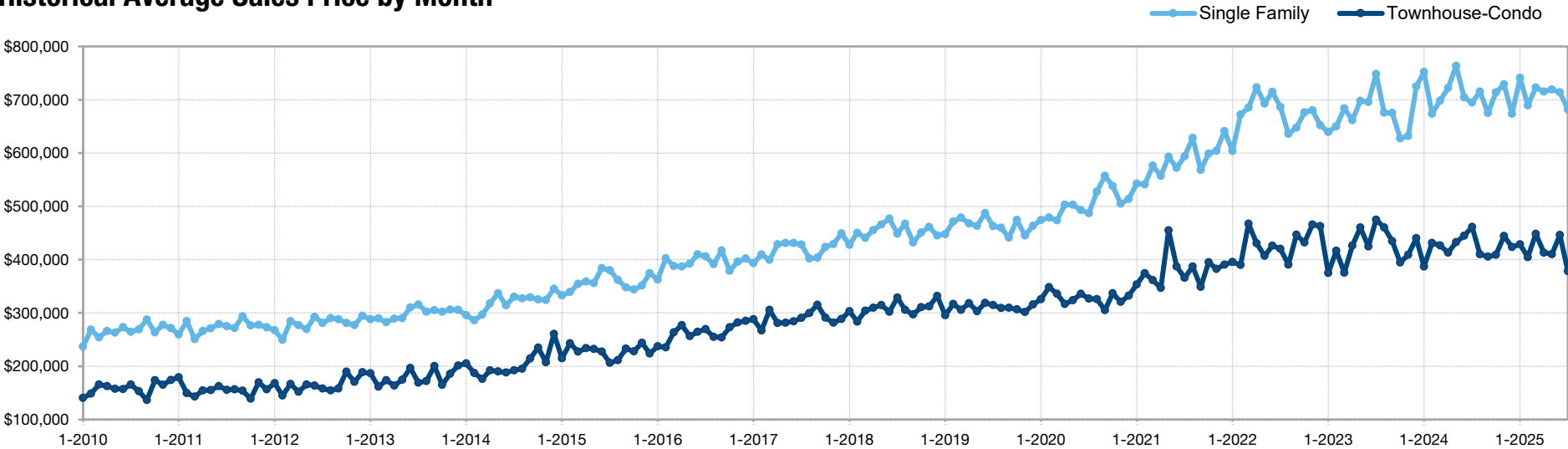
Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.



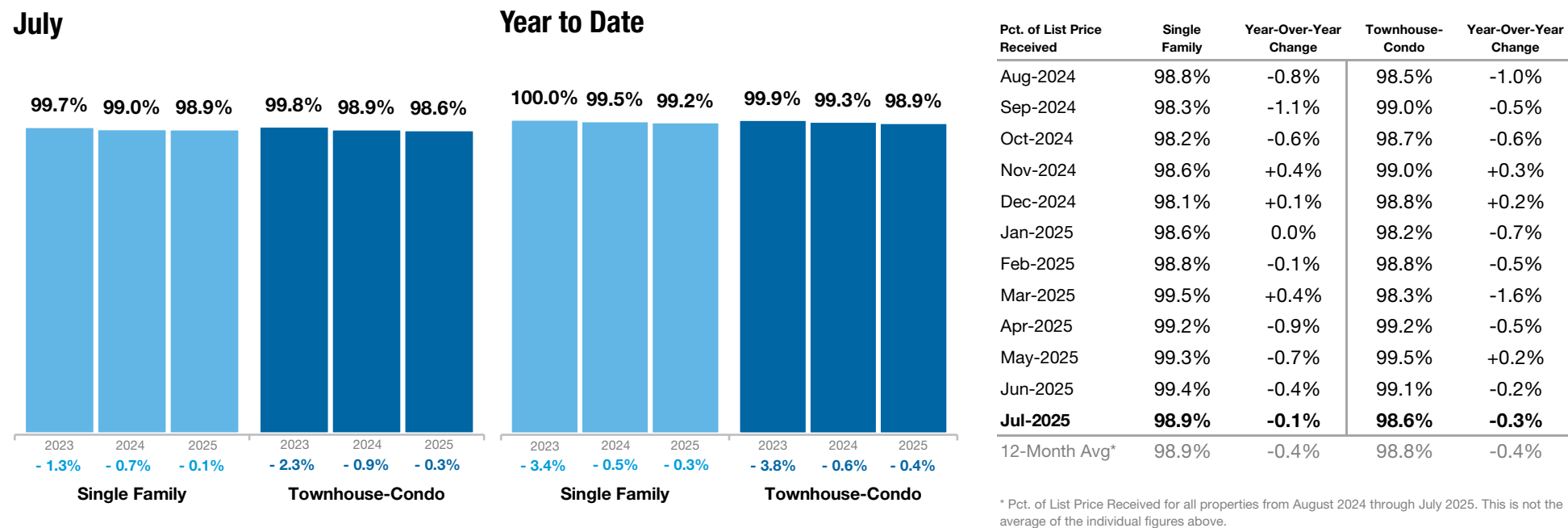
* Avg. Sales Price for all properties from August 2024 through July 2025. This is not the average of the individual figures above.

Historical Average Sales Price by Month

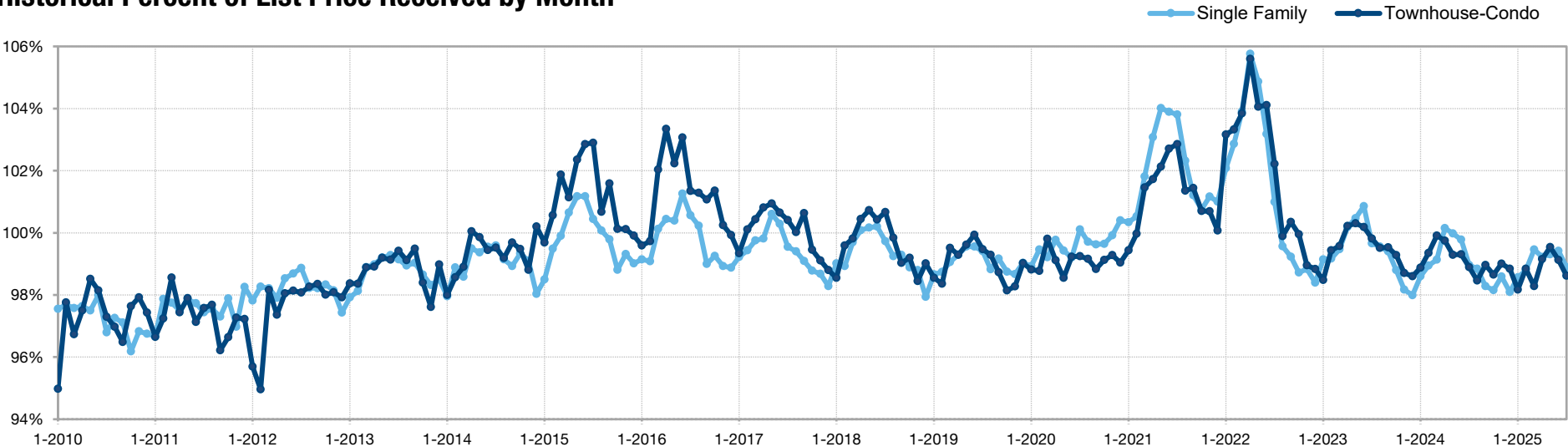


Percent of List Price Received

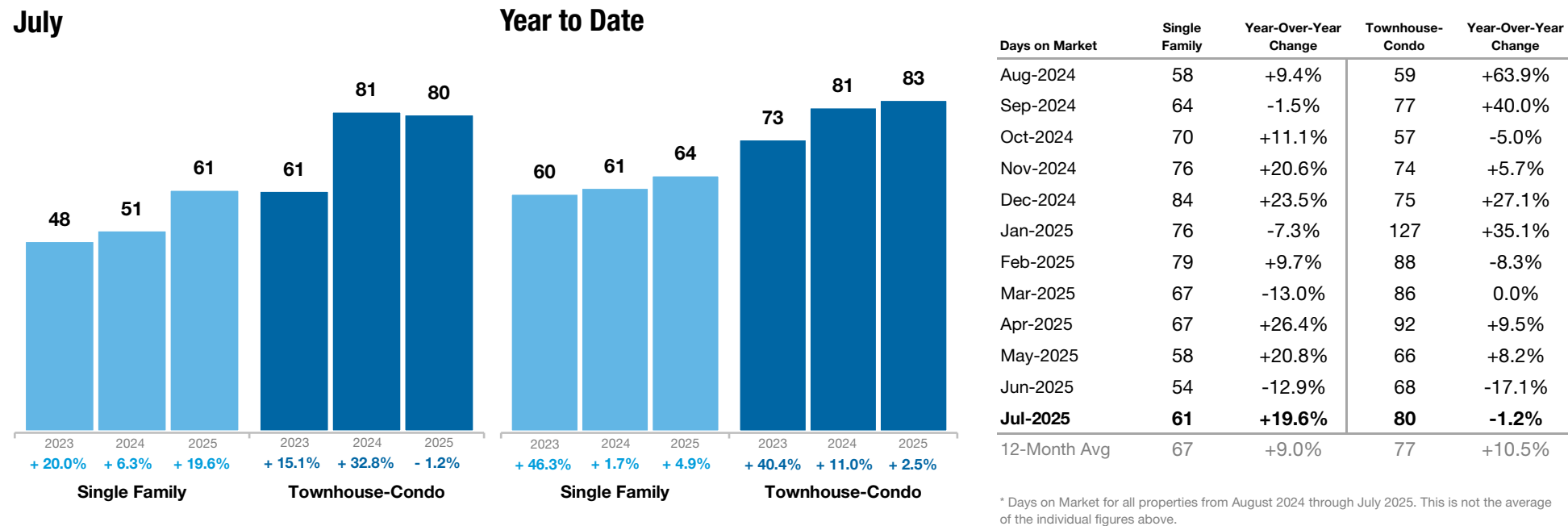
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



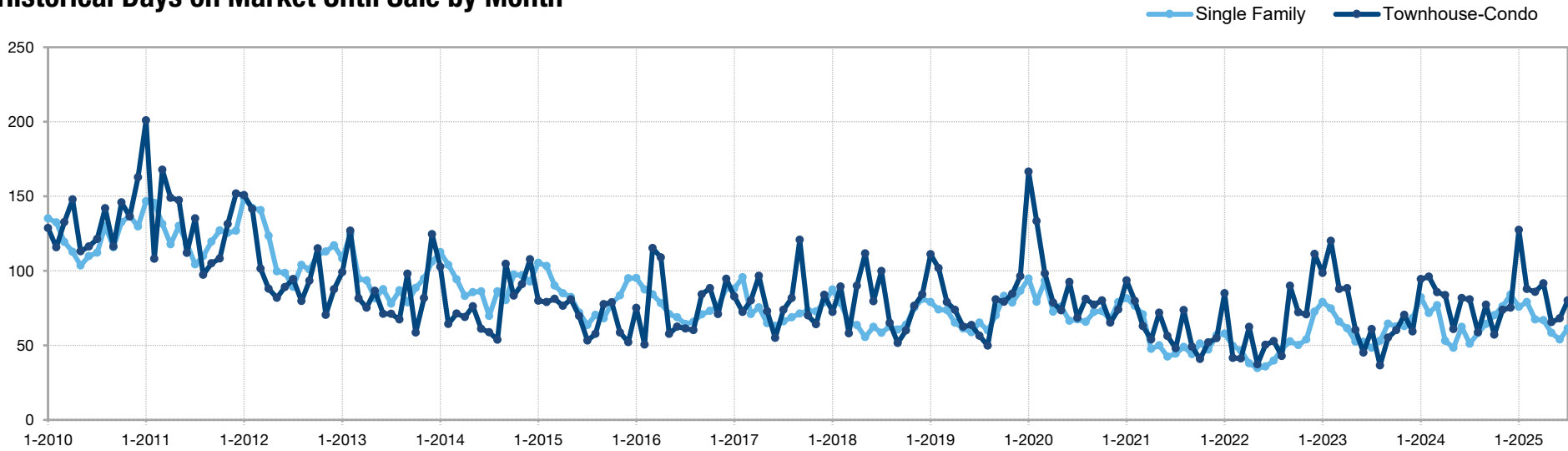
Historical Percent of List Price Received by Month



Days on Market Until Sale



Historical Days on Market Until Sale by Month



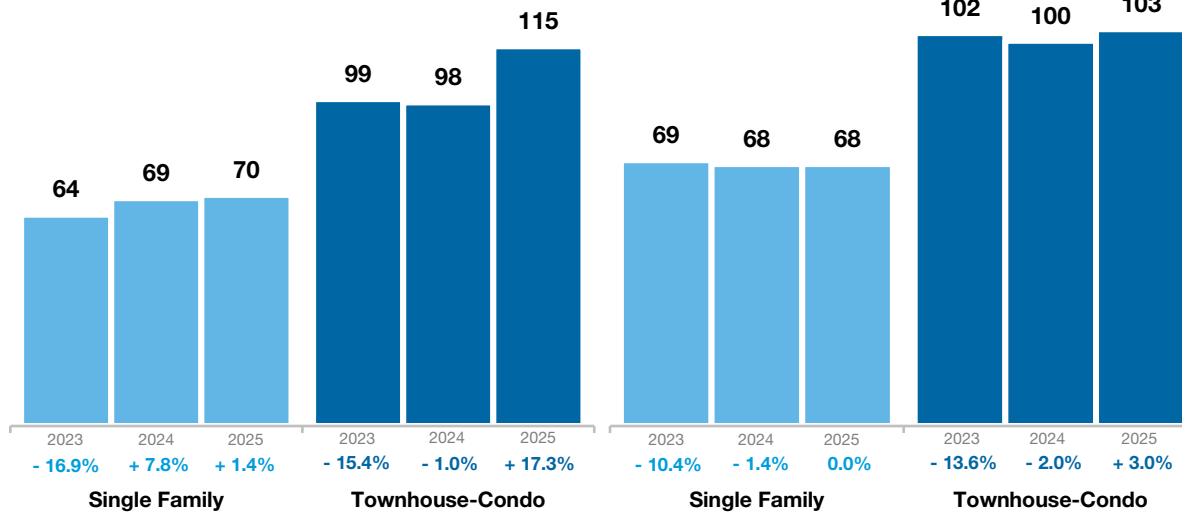
Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



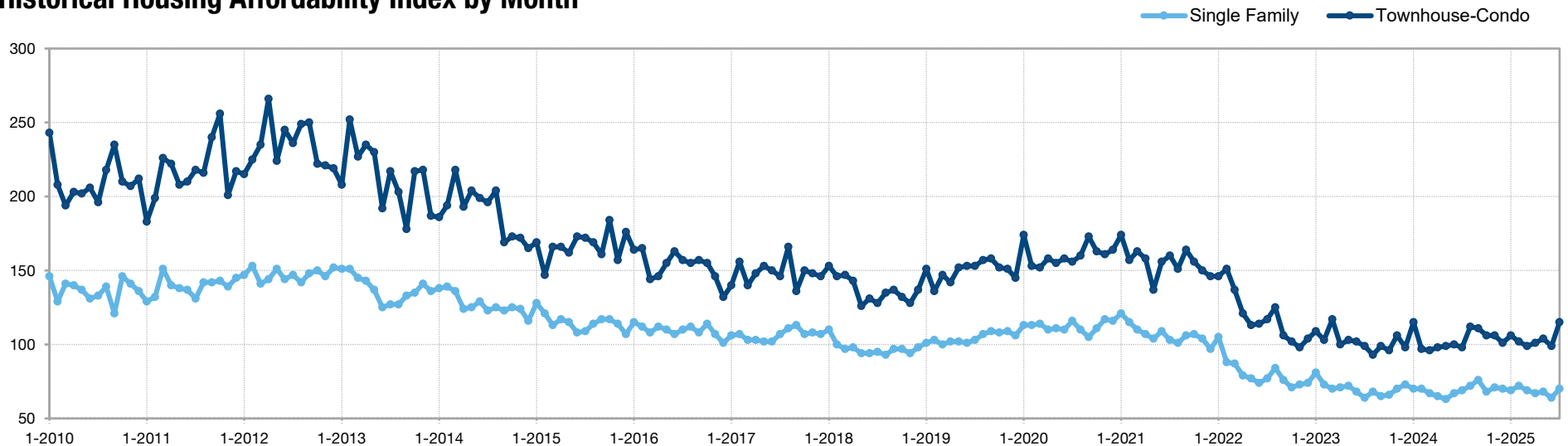
July

Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse- Condo	Year-Over-Year Change
Aug-2024	72	+5.9%	112	+20.4%
Sep-2024	76	+16.9%	111	+12.1%
Oct-2024	68	+3.0%	106	+10.4%
Nov-2024	71	+1.4%	106	0.0%
Dec-2024	70	-4.1%	101	+3.1%
Jan-2025	69	-1.4%	106	-7.8%
Feb-2025	72	+2.9%	102	+5.2%
Mar-2025	69	+3.0%	99	+3.1%
Apr-2025	67	+3.1%	101	+3.1%
May-2025	68	+7.9%	104	+5.1%
Jun-2025	64	-4.5%	99	-1.0%
Jul-2025	70	+1.4%	115	+17.3%
12-Month Avg	70	+1.4%	68	+5.0%

Historical Housing Affordability Index by Month

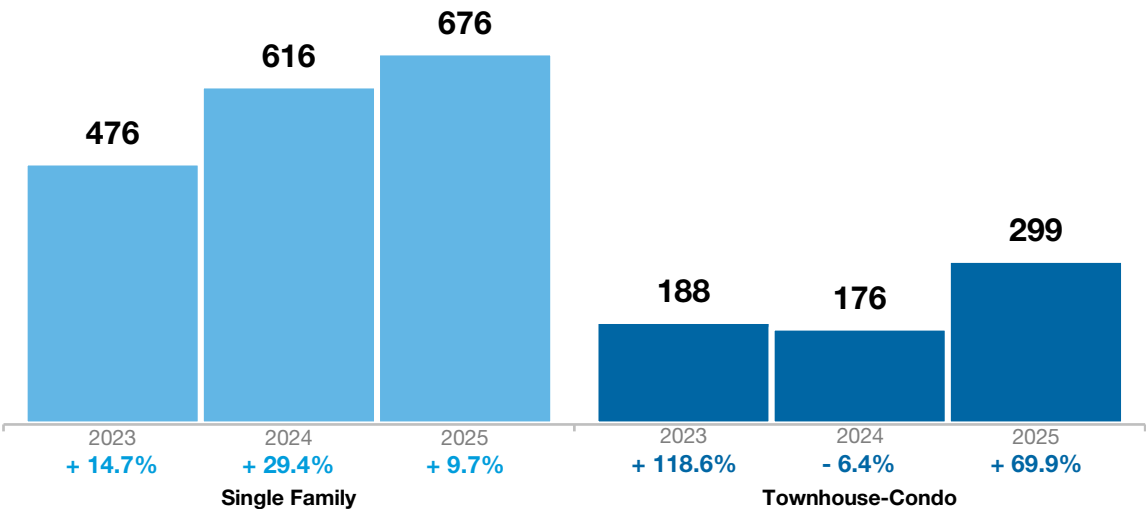


Inventory of Active Listings

The number of properties available for sale in active status at the end of a given month.



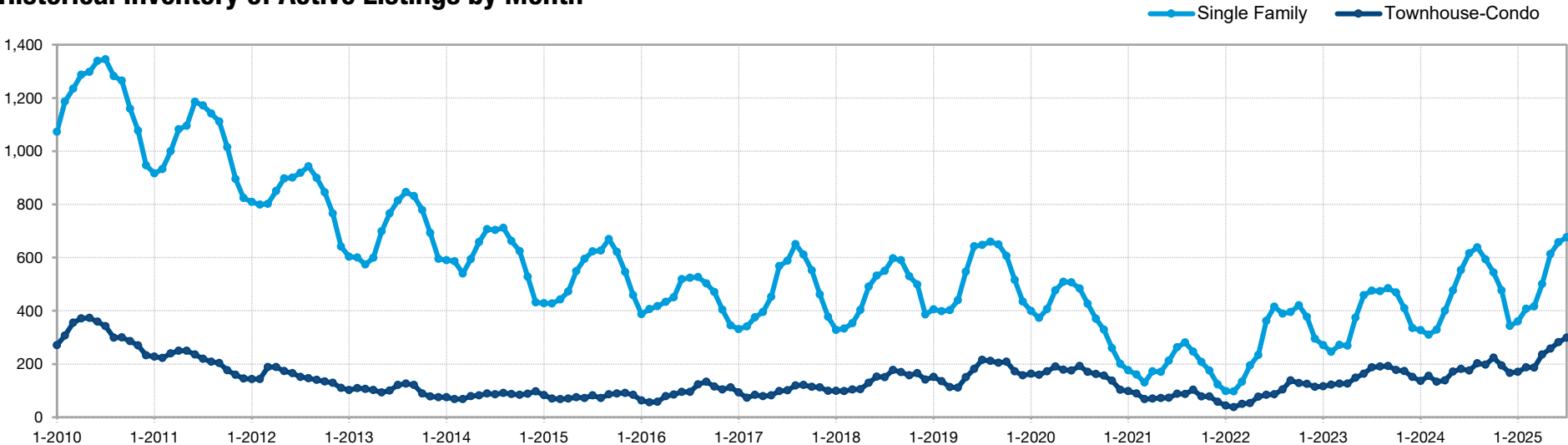
July



Active Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2024	638	+34.6%	203	+6.3%
Sep-2024	593	+22.3%	198	+2.6%
Oct-2024	544	+16.0%	224	+25.8%
Nov-2024	477	+16.6%	195	+12.1%
Dec-2024	343	+2.4%	166	+9.9%
Jan-2025	360	+10.1%	170	+25.0%
Feb-2025	407	+31.3%	188	+21.3%
Mar-2025	416	+26.4%	187	+40.6%
Apr-2025	501	+25.3%	236	+71.0%
May-2025	613	+28.5%	258	+50.9%
Jun-2025	657	+18.8%	282	+54.9%
Jul-2025	676	+9.7%	299	+69.9%
12-Month Avg*	519	+20.1%	217	+31.7%

* Active Listings for all properties from August 2024 through July 2025. This is not the average of the individual figures above.

Historical Inventory of Active Listings by Month

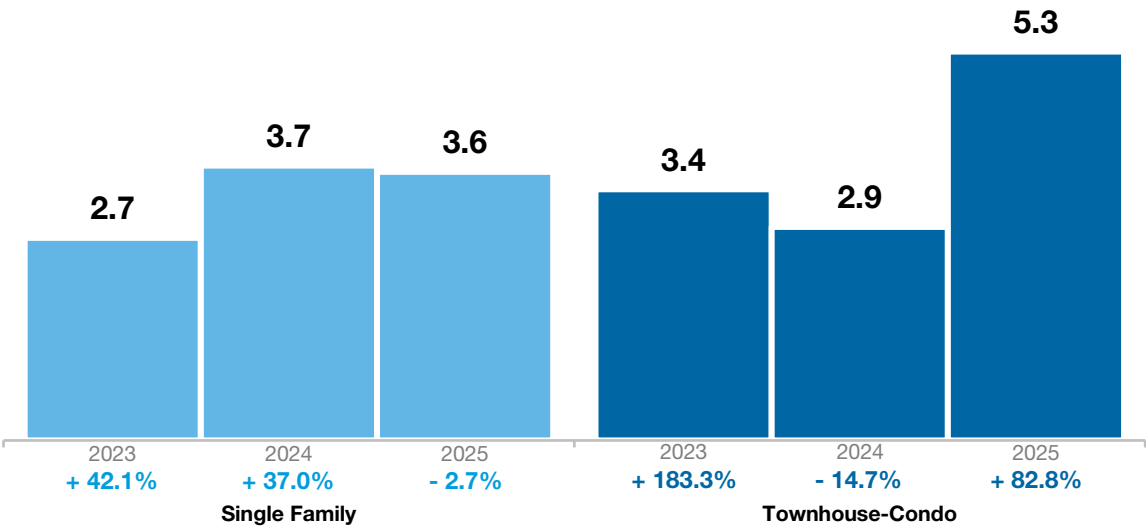


Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly closed sales from the last 12 months.



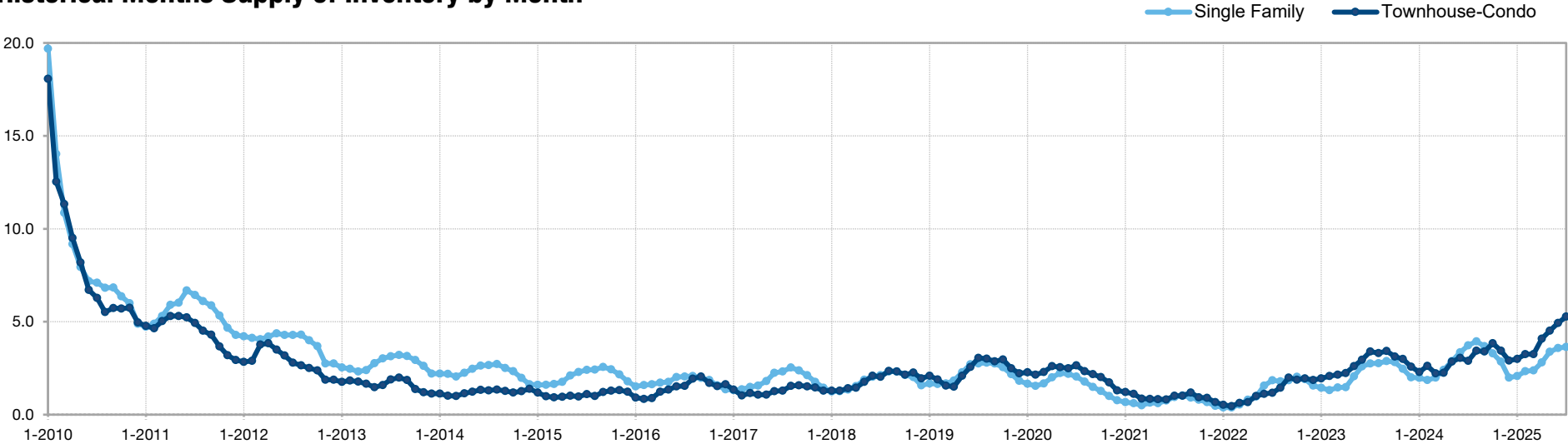
July



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2024	3.9	+39.3%	3.4	+3.0%
Sep-2024	3.7	+27.6%	3.4	0.0%
Oct-2024	3.3	+17.9%	3.8	+22.6%
Nov-2024	2.9	+16.0%	3.4	+13.3%
Dec-2024	2.0	0.0%	2.9	+11.5%
Jan-2025	2.1	+5.0%	3.0	+30.4%
Feb-2025	2.3	+21.1%	3.2	+23.1%
Mar-2025	2.4	+20.0%	3.2	+45.5%
Apr-2025	2.8	+16.7%	4.1	+78.3%
May-2025	3.4	+17.2%	4.5	+60.7%
Jun-2025	3.6	+9.1%	4.9	+58.1%
Jul-2025	3.6	-2.7%	5.3	+82.8%
12-Month Avg*	3.0	+15.4%	3.8	+34.8%

* Months Supply for all properties from August 2024 through July 2025. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Properties Activity Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



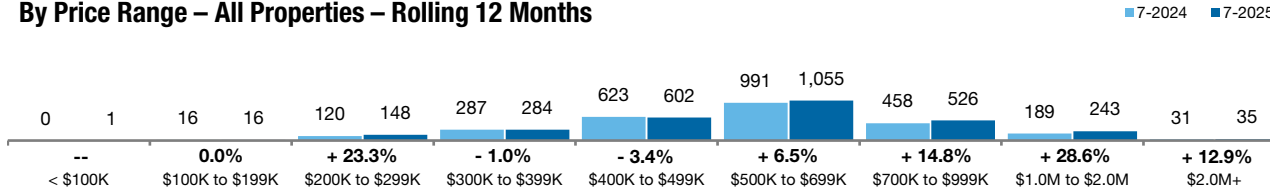
Key Metrics	Historical Sparkbars	7-2024	7-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
New Listings		402	432	+ 7.5%	2,556	3,019	+ 18.1%
Pending Sales		240	258	+ 7.5%	469	448	- 4.5%
Under Contract	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		260	283	+ 8.8%	1,621	1,782	+ 9.9%
Median Sales Price		\$554,000	\$544,500	- 1.7%	\$561,195	\$560,000	- 0.2%
Avg. Sales Price		\$627,537	\$607,587	- 0.0%	\$641,774	\$641,500	- 0.0%
Pct. of List Price Received		98.9%	98.8%	- 0.3%	99.4%	99.1%	- 0.3%
Days on Market		60	66	+ 4.5%	66	69	+ 4.5%
Affordability Index		76	77	+ 1.3%	75	75	0.0%
Active Listings		792	975	+ 23.1%	--	--	--
Months Supply		3.5	4.0	+ 14.9%	--	--	--

Sold Listings

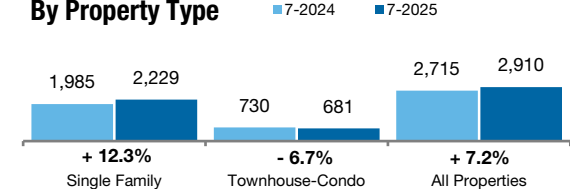
Actual sales that have closed in a given quarter.



By Price Range – All Properties – Rolling 12 Months



By Property Type

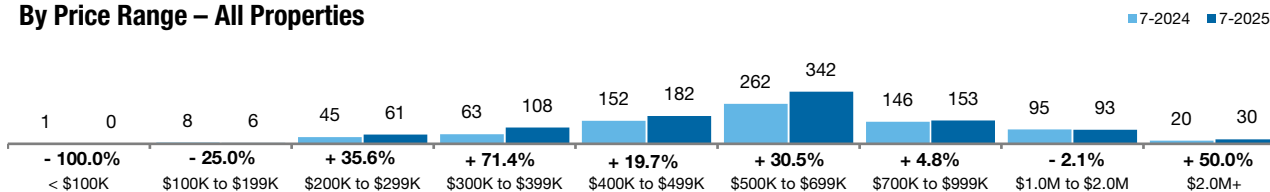


By Price Range	Rolling 12 Months						Compared to Prior Month						Year to Date					
	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family			Townhouse-Condo		
	7-2024	7-2025	Change	7-2024	7-2025	Change	6-2025	7-2025	Change	6-2025	7-2025	Change	7-2024	7-2025	Change	7-2024	7-2025	Change
\$99,999 and Below	0	0	--	0	1	--	0	0	--	0	0	--	0	0	--	0	1	--
\$100,000 to \$199,999	15	13	-13.3%	1	3	+200.0%	0	3	--	0	0	--	9	7	-22.2%	1	2	+100.0%
\$200,000 to \$299,999	27	38	+40.7%	93	110	+18.3%	4	4	0.0%	12	16	+33.3%	14	22	+57.1%	57	71	+24.6%
\$300,000 to \$399,999	65	71	+9.2%	222	213	-4.1%	8	5	-37.5%	22	25	+13.6%	30	40	+33.3%	130	126	-3.1%
\$400,000 to \$499,999	340	360	+5.9%	283	242	-14.5%	32	38	+18.8%	30	21	-30.0%	175	197	+12.6%	151	159	+5.3%
\$500,000 to \$699,999	890	970	+9.0%	101	85	-15.8%	91	93	+2.2%	9	7	-22.2%	557	602	+8.1%	68	46	-32.4%
\$700,000 to \$999,999	441	506	+14.7%	17	20	+17.6%	74	49	-33.8%	0	0	--	269	329	+22.3%	11	9	-18.2%
\$1,000,000 to \$1,999,999	176	236	+34.1%	13	7	-46.2%	27	19	-29.6%	4	0	-100.0%	120	143	+19.2%	6	7	+16.7%
\$2,000,000 and Above	31	35	+12.9%	0	0	--	1	3	+200.0%	0	0	--	23	21	-8.7%	0	0	--
All Price Ranges	1,985	2,229	+12.3%	730	681	-6.7%	237	214	-9.7%	77	69	-10.4%	1,197	1,361	+13.7%	424	421	-0.7%

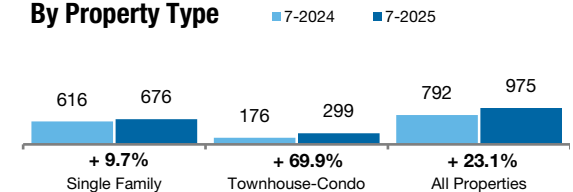
Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

By Price Range – All Properties



By Property Type



By Price Range	Year over Year						Compared to Prior Month						Year to Date	
	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family	Townhouse-Condo
	7-2024	7-2025	Change	7-2024	7-2025	Change	6-2025	7-2025	Change	6-2025	7-2025	Change		
\$99,999 and Below	0	0	--	1	0	-100.0%	0	0	--	0	0	--		
\$100,000 to \$199,999	7	6	-14.3%	1	0	-100.0%	8	6	-25.0%	0	0	--		
\$200,000 to \$299,999	13	10	-23.1%	32	51	+59.4%	10	10	0.0%	49	51	+4.1%		
\$300,000 to \$399,999	24	23	-4.2%	39	85	+117.9%	23	23	0.0%	79	85	+7.6%		
\$400,000 to \$499,999	82	85	+3.7%	70	97	+38.6%	73	85	+16.4%	94	97	+3.2%		
\$500,000 to \$699,999	237	295	+24.5%	25	47	+88.0%	287	295	+2.8%	41	47	+14.6%		
\$700,000 to \$999,999	140	142	+1.4%	6	11	+83.3%	135	142	+5.2%	11	11	0.0%		
\$1,000,000 to \$1,999,999	93	85	-8.6%	2	8	+300.0%	88	85	-3.4%	8	8	0.0%		
\$2,000,000 and Above	20	30	+50.0%	0	0	--	33	30	-9.1%	0	0	--		
All Price Ranges	616	676	+9.7%	176	299	+69.9%	657	676	+2.9%	282	299	+6.0%		

There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



New Listings	A measure of how much new supply is coming onto the market from sellers (e.g., Q3 New Listings are those listings with a system list date from July 1 through September 30).
Pending Sales	A count of all the listings that went into Pending status during the reported period. Pending listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes into Pending, out of Pending, then back into Pending all in one reported period, this listing would only be counted once. This is the most real-time measure possible for home buyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a "leading indicator" of buyer demand.
Under Contract Activity	A count of all listings Under Contract during the reported period. Listings that go Under Contract are counted each day. There is no maximum number of times a listing can be counted as Under Contract. For example, if a listing goes into Under Contract, out of Under Contract, then back into Under Contract all in one reported period, this listing would be counted twice.
Sold Listings	A measure of home sales that were closed to completion during the report period.
Median Sales Price	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
Average Sales Price	A sum of all home sales prices divided by total number of sales.
Percent of List Price Received	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
Days on Market Until Sale	A measure of how long it takes homes to sell, on average.
Housing Affordability Index	A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.
Active Listings	A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
Months Supply of Inventory	A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale, given current levels of home sales. A balanced market ranges from 4 to 7 months of supply. A buyer's market has a higher number, reflecting fewer buyers relative to homes for sale. A seller's market has a lower number, reflecting more buyers relative to homes for sale.

Local Market Update for July 2025

A Research Tool Provided by the Colorado Association of REALTORS®



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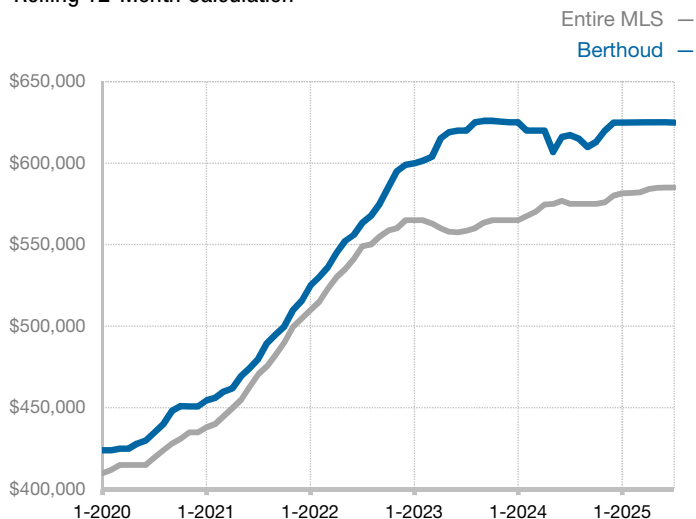
Single Family	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	59	52	- 11.9%	416	460	+ 10.6%
Closed Sales	33	32	- 3.0%	235	285	+ 21.3%
Median Sales Price*	\$625,000	\$580,000	- 7.2%	\$620,000	\$620,000	0.0%
Average Sales Price*	\$742,780	\$700,587	- 5.7%	\$746,633	\$763,023	+ 2.2%
Percent of List Price Received*	99.7%	98.7%	- 1.0%	99.4%	98.9%	- 0.5%
Days on Market Until Sale	73	65	- 11.0%	85	78	- 8.2%
Inventory of Homes for Sale	157	171	+ 8.9%	--	--	--
Months Supply of Inventory	4.7	4.3	- 8.5%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

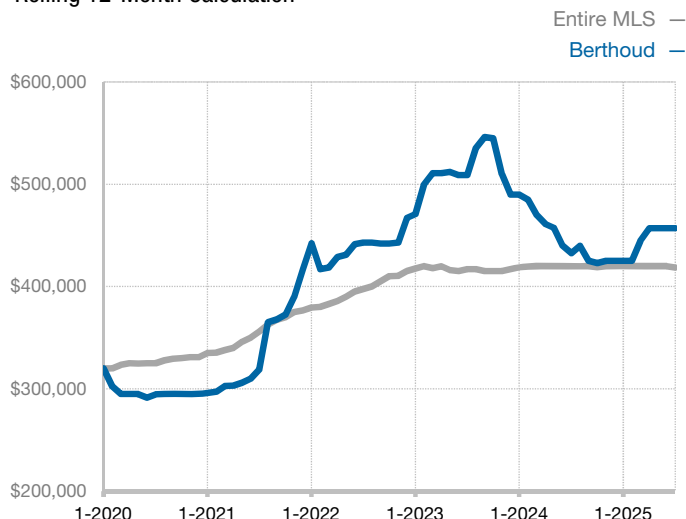
Townhouse/Condo	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	5	3	- 40.0%	26	51	+ 96.2%
Closed Sales	0	5	--	13	29	+ 123.1%
Median Sales Price*	\$0	\$429,315	--	\$421,000	\$457,000	+ 8.6%
Average Sales Price*	\$0	\$423,061	--	\$413,298	\$453,548	+ 9.7%
Percent of List Price Received*	0.0%	99.9%	--	99.5%	98.9%	- 0.6%
Days on Market Until Sale	0	65	--	81	72	- 11.1%
Inventory of Homes for Sale	19	22	+ 15.8%	--	--	--
Months Supply of Inventory	7.9	5.9	- 25.3%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for July 2025

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Boulder

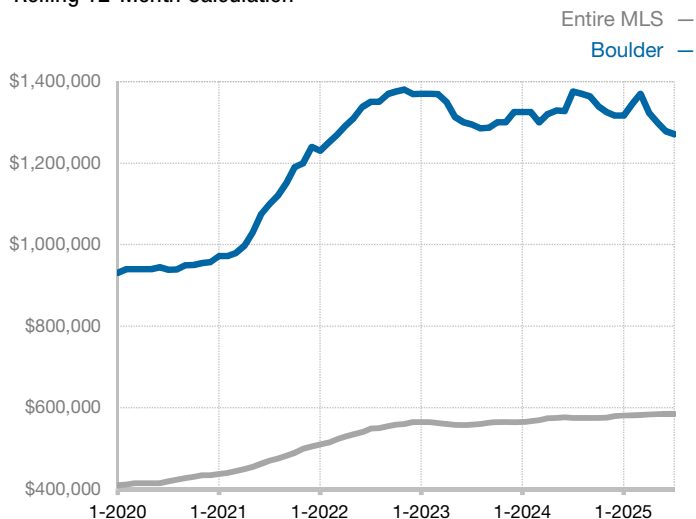
Single Family	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	129	117	- 9.3%	1,028	1,230	+ 19.6%
Closed Sales	87	90	+ 3.4%	537	566	+ 5.4%
Median Sales Price*	\$1,437,500	\$1,304,250	- 9.3%	\$1,400,000	\$1,296,250	- 7.4%
Average Sales Price*	\$1,815,429	\$1,586,018	- 12.6%	\$1,644,459	\$1,665,873	+ 1.3%
Percent of List Price Received*	97.0%	95.9%	- 1.1%	97.3%	96.8%	- 0.5%
Days on Market Until Sale	59	70	+ 18.6%	67	67	0.0%
Inventory of Homes for Sale	402	447	+ 11.2%	--	--	--
Months Supply of Inventory	5.5	5.8	+ 5.5%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

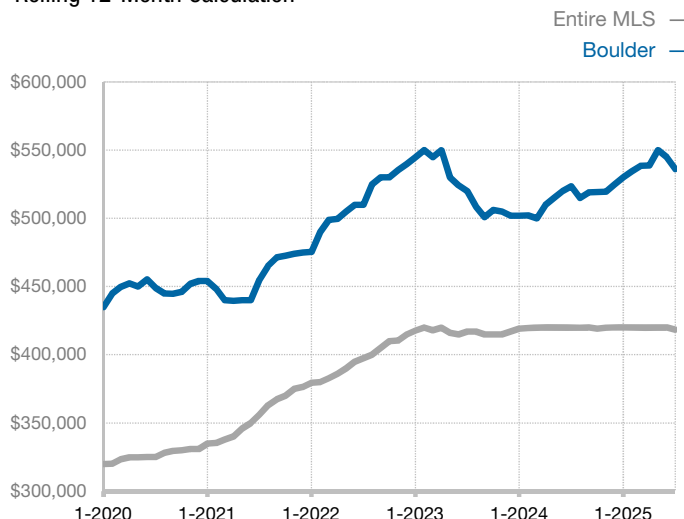
Townhouse/Condo	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	118	94	- 20.3%	739	811	+ 9.7%
Closed Sales	50	58	+ 16.0%	357	393	+ 10.1%
Median Sales Price*	\$534,500	\$442,260	- 17.3%	\$525,000	\$540,000	+ 2.9%
Average Sales Price*	\$674,173	\$539,339	- 20.0%	\$632,336	\$641,005	+ 1.4%
Percent of List Price Received*	97.8%	97.3%	- 0.5%	98.5%	98.0%	- 0.5%
Days on Market Until Sale	59	81	+ 37.3%	60	74	+ 23.3%
Inventory of Homes for Sale	283	334	+ 18.0%	--	--	--
Months Supply of Inventory	5.8	6.3	+ 8.6%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for July 2025

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Fort Collins

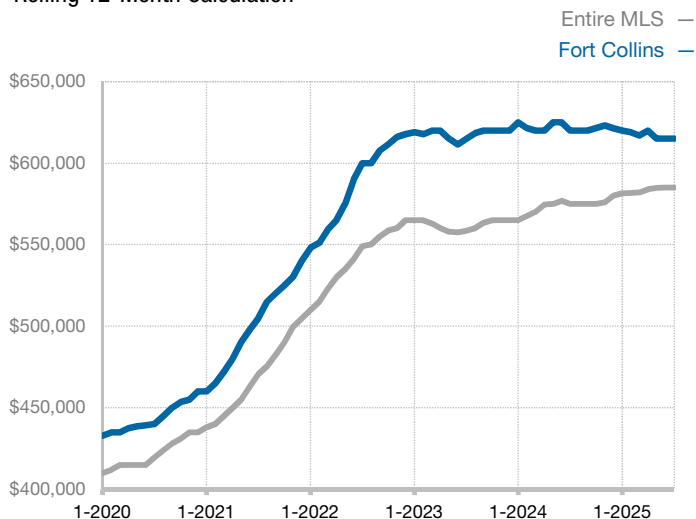
Single Family	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	265	277	+ 4.5%	1,562	1,755	+ 12.4%
Closed Sales	161	174	+ 8.1%	1,019	1,129	+ 10.8%
Median Sales Price*	\$635,000	\$624,974	- 1.6%	\$634,990	\$624,948	- 1.6%
Average Sales Price*	\$691,129	\$716,705	+ 3.7%	\$725,677	\$710,129	- 2.1%
Percent of List Price Received*	99.1%	99.2%	+ 0.1%	99.6%	99.4%	- 0.2%
Days on Market Until Sale	47	51	+ 8.5%	53	54	+ 1.9%
Inventory of Homes for Sale	447	461	+ 3.1%	--	--	--
Months Supply of Inventory	3.2	3.0	- 6.3%	--	--	--

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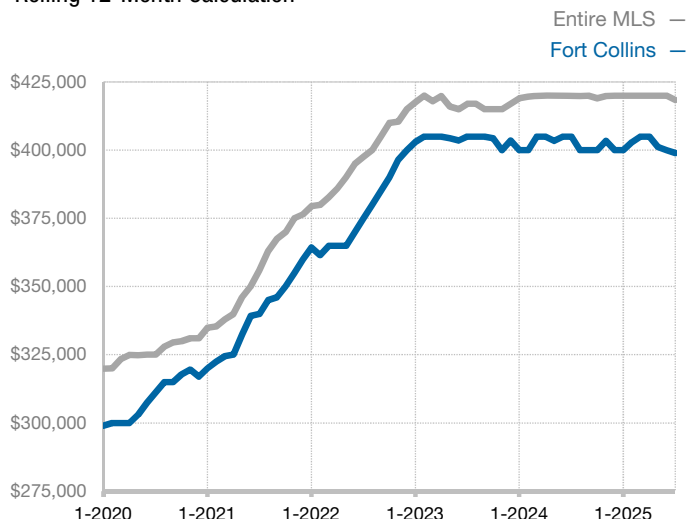
Townhouse/Condo	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	95	120	+ 26.3%	610	748	+ 22.6%
Closed Sales	75	70	- 6.7%	418	417	- 0.2%
Median Sales Price*	\$420,000	\$365,588	- 13.0%	\$408,850	\$400,000	- 2.2%
Average Sales Price*	\$452,827	\$378,187	- 16.5%	\$418,566	\$414,462	- 1.0%
Percent of List Price Received*	99.0%	98.5%	- 0.5%	99.3%	98.8%	- 0.5%
Days on Market Until Sale	73	71	- 2.7%	78	78	0.0%
Inventory of Homes for Sale	173	284	+ 64.2%	--	--	--
Months Supply of Inventory	3.1	5.0	+ 61.3%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for July 2025

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Greeley

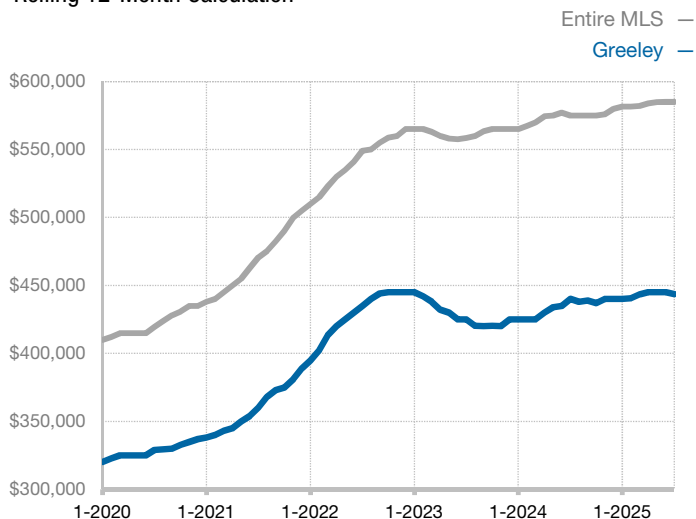
Single Family	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	133	151	+ 13.5%	937	1,024	+ 9.3%
Closed Sales	107	100	- 6.5%	725	688	- 5.1%
Median Sales Price*	\$453,000	\$445,995	- 1.5%	\$445,000	\$450,000	+ 1.1%
Average Sales Price*	\$472,626	\$486,546	+ 2.9%	\$459,685	\$476,303	+ 3.6%
Percent of List Price Received*	99.6%	99.1%	- 0.5%	99.5%	99.5%	0.0%
Days on Market Until Sale	52	55	+ 5.8%	59	64	+ 8.5%
Inventory of Homes for Sale	209	277	+ 32.5%	--	--	--
Months Supply of Inventory	2.2	3.1	+ 40.9%	--	--	--

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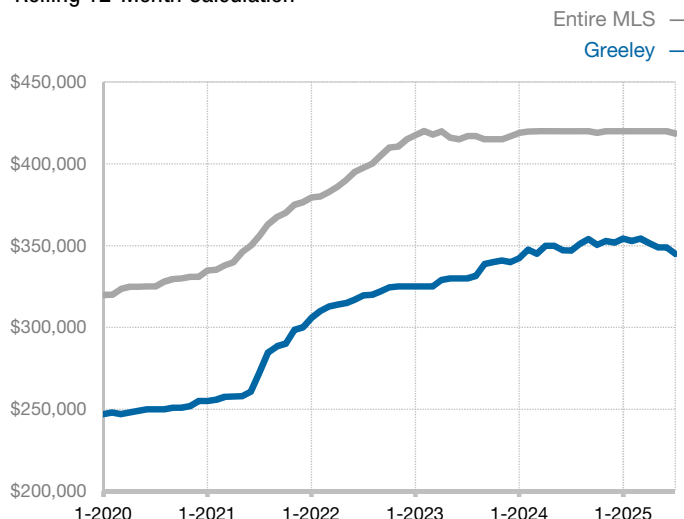
Townhouse/Condo	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	45	25	- 44.4%	198	198	0.0%
Closed Sales	17	11	- 35.3%	131	108	- 17.6%
Median Sales Price*	\$349,000	\$305,000	- 12.6%	\$349,382	\$328,000	- 6.1%
Average Sales Price*	\$340,082	\$331,764	- 2.4%	\$338,152	\$333,724	- 1.3%
Percent of List Price Received*	98.3%	99.2%	+ 0.9%	99.4%	99.1%	- 0.3%
Days on Market Until Sale	49	46	- 6.1%	69	73	+ 5.8%
Inventory of Homes for Sale	63	69	+ 9.5%	--	--	--
Months Supply of Inventory	3.6	4.2	+ 16.7%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for July 2025

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Johnstown

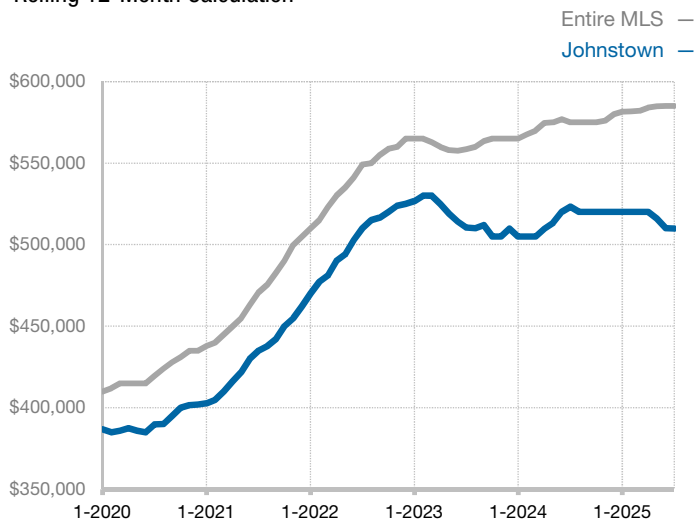
Single Family	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	53	98	+ 84.9%	456	656	+ 43.9%
Closed Sales	56	51	- 8.9%	325	399	+ 22.8%
Median Sales Price*	\$527,445	\$502,000	- 4.8%	\$528,400	\$509,900	- 3.5%
Average Sales Price*	\$552,257	\$514,338	- 6.9%	\$547,964	\$517,703	- 5.5%
Percent of List Price Received*	99.8%	100.2%	+ 0.4%	99.6%	99.6%	0.0%
Days on Market Until Sale	64	54	- 15.6%	56	68	+ 21.4%
Inventory of Homes for Sale	139	221	+ 59.0%	--	--	--
Months Supply of Inventory	3.2	4.2	+ 31.3%	--	--	--

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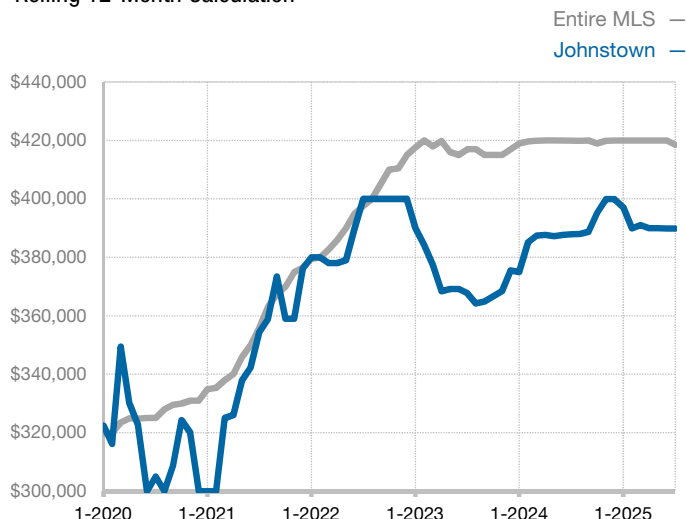
Townhouse/Condo	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	10	14	+ 40.0%	93	113	+ 21.5%
Closed Sales	6	11	+ 83.3%	58	75	+ 29.3%
Median Sales Price*	\$397,475	\$355,000	- 10.7%	\$399,970	\$388,200	- 2.9%
Average Sales Price*	\$387,964	\$370,140	- 4.6%	\$392,354	\$386,000	- 1.6%
Percent of List Price Received*	100.0%	98.7%	- 1.3%	99.8%	99.4%	- 0.4%
Days on Market Until Sale	130	80	- 38.5%	65	66	+ 1.5%
Inventory of Homes for Sale	47	44	- 6.4%	--	--	--
Months Supply of Inventory	6.9	4.8	- 30.4%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for July 2025

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Longmont

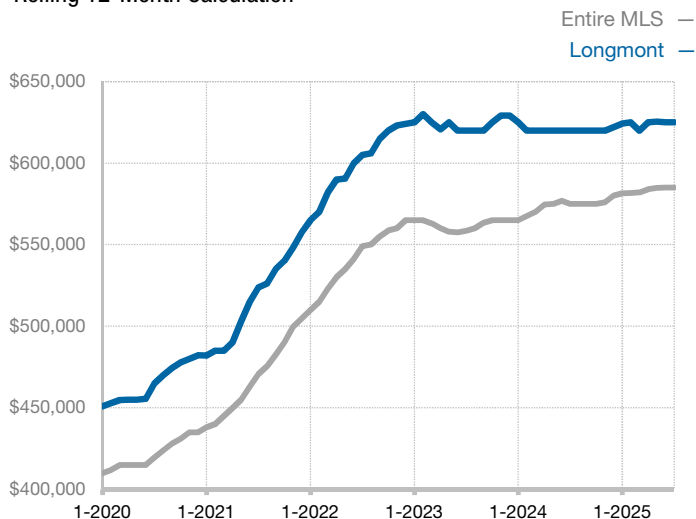
Single Family	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	153	176	+ 15.0%	1,031	1,132	+ 9.8%
Closed Sales	106	98	- 7.5%	663	711	+ 7.2%
Median Sales Price*	\$619,000	\$607,500	- 1.9%	\$620,000	\$625,000	+ 0.8%
Average Sales Price*	\$823,300	\$702,977	- 14.6%	\$751,936	\$744,472	- 1.0%
Percent of List Price Received*	99.6%	97.5%	- 2.1%	99.3%	98.6%	- 0.7%
Days on Market Until Sale	40	54	+ 35.0%	49	56	+ 14.3%
Inventory of Homes for Sale	306	346	+ 13.1%	--	--	--
Months Supply of Inventory	3.4	3.5	+ 2.9%	--	--	--

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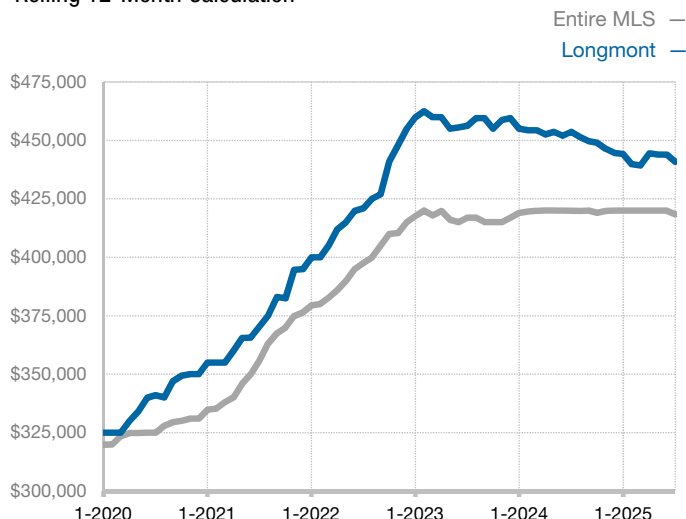
Townhouse/Condo	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	44	50	+ 13.6%	283	364	+ 28.6%
Closed Sales	19	23	+ 21.1%	183	191	+ 4.4%
Median Sales Price*	\$451,469	\$425,000	- 5.9%	\$449,658	\$444,000	- 1.3%
Average Sales Price*	\$438,604	\$437,445	- 0.3%	\$455,919	\$457,122	+ 0.3%
Percent of List Price Received*	99.2%	98.6%	- 0.6%	99.1%	98.8%	- 0.3%
Days on Market Until Sale	46	69	+ 50.0%	106	74	- 30.2%
Inventory of Homes for Sale	132	123	- 6.8%	--	--	--
Months Supply of Inventory	4.8	4.5	- 6.3%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for July 2025

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Loveland

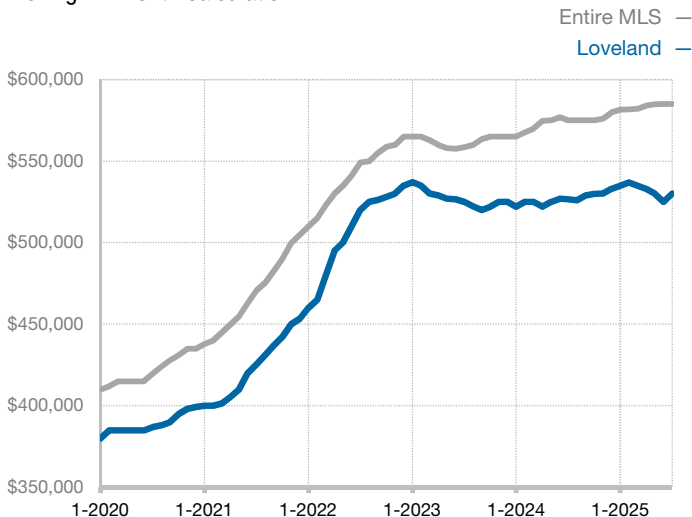
Single Family	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	143	190	+ 32.9%	958	1,172	+ 22.3%
Closed Sales	98	108	+ 10.2%	673	698	+ 3.7%
Median Sales Price*	\$525,000	\$575,000	+ 9.5%	\$530,000	\$527,918	- 0.4%
Average Sales Price*	\$621,728	\$671,157	+ 8.0%	\$626,871	\$635,113	+ 1.3%
Percent of List Price Received*	98.8%	98.8%	0.0%	99.4%	99.0%	- 0.4%
Days on Market Until Sale	48	57	+ 18.8%	53	60	+ 13.2%
Inventory of Homes for Sale	264	388	+ 47.0%	--	--	--
Months Supply of Inventory	2.8	4.0	+ 42.9%	--	--	--

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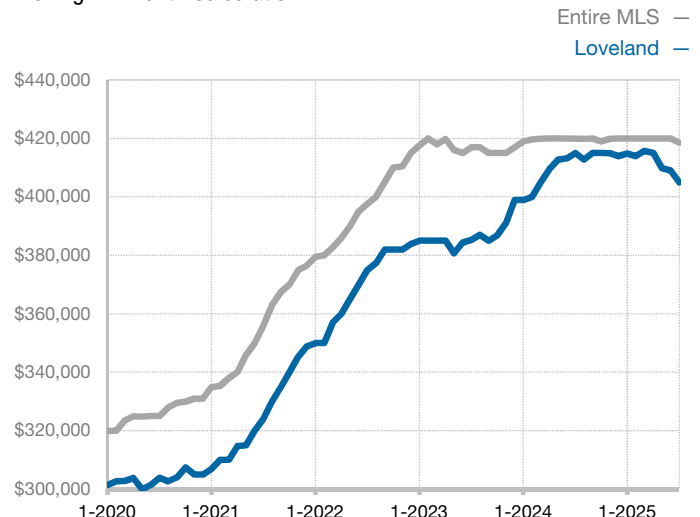
Townhouse/Condo	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	34	28	- 17.6%	227	285	+ 25.6%
Closed Sales	26	18	- 30.8%	159	160	+ 0.6%
Median Sales Price*	\$443,000	\$401,000	- 9.5%	\$418,500	\$412,500	- 1.4%
Average Sales Price*	\$436,895	\$395,757	- 9.4%	\$425,190	\$427,426	+ 0.5%
Percent of List Price Received*	99.6%	98.5%	- 1.1%	99.9%	99.3%	- 0.6%
Days on Market Until Sale	141	88	- 37.6%	106	112	+ 5.7%
Inventory of Homes for Sale	100	112	+ 12.0%	--	--	--
Months Supply of Inventory	4.3	5.0	+ 16.3%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for July 2025

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Wellington

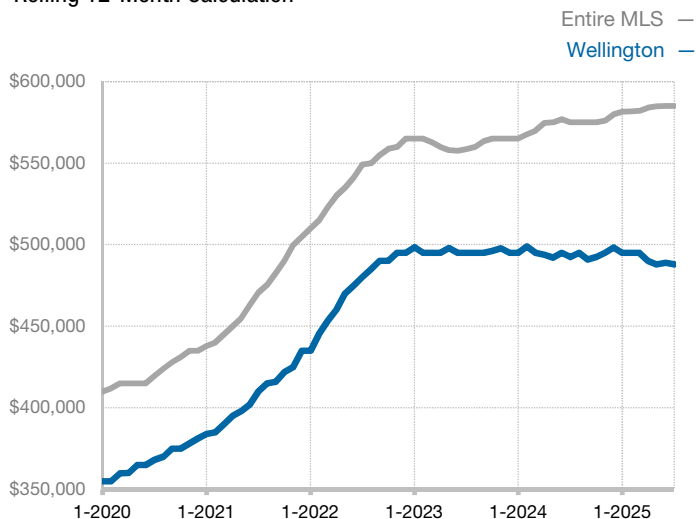
Single Family	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	38	26	- 31.6%	249	227	- 8.8%
Closed Sales	17	21	+ 23.5%	138	153	+ 10.9%
Median Sales Price*	\$489,000	\$475,000	- 2.9%	\$499,895	\$485,000	- 3.0%
Average Sales Price*	\$495,470	\$508,014	+ 2.5%	\$553,925	\$537,408	- 3.0%
Percent of List Price Received*	99.2%	99.1%	- 0.1%	99.6%	99.6%	0.0%
Days on Market Until Sale	63	68	+ 7.9%	64	72	+ 12.5%
Inventory of Homes for Sale	82	64	- 22.0%	--	--	--
Months Supply of Inventory	4.7	3.0	- 36.2%	--	--	--

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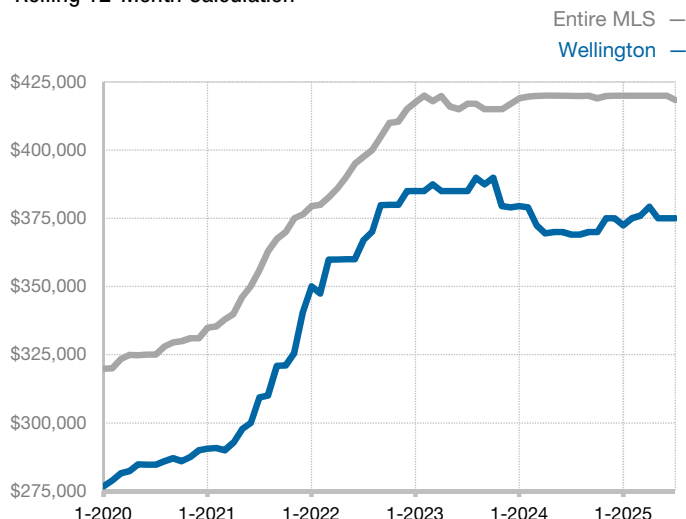
Townhouse/Condo	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	3	5	+ 66.7%	30	38	+ 26.7%
Closed Sales	4	4	0.0%	20	27	+ 35.0%
Median Sales Price*	\$374,500	\$372,500	- 0.5%	\$372,500	\$370,000	- 0.7%
Average Sales Price*	\$365,975	\$372,225	+ 1.7%	\$363,545	\$361,944	- 0.4%
Percent of List Price Received*	99.0%	100.0%	+ 1.0%	99.2%	99.6%	+ 0.4%
Days on Market Until Sale	38	135	+ 255.3%	76	106	+ 39.5%
Inventory of Homes for Sale	10	14	+ 40.0%	--	--	--
Months Supply of Inventory	3.7	4.7	+ 27.0%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for July 2025

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Windsor

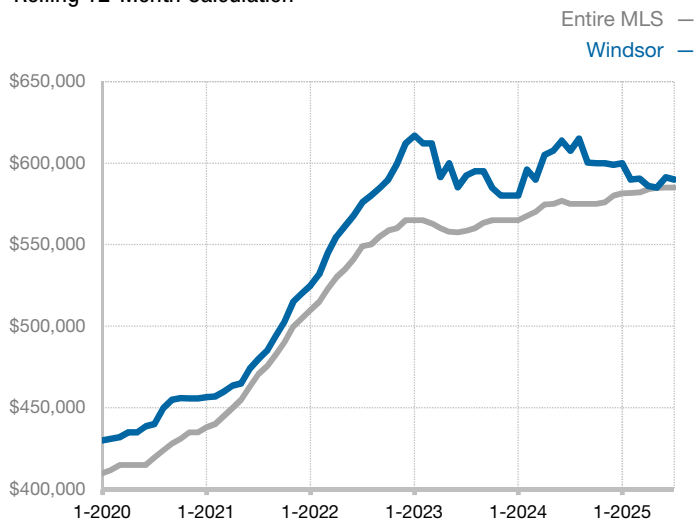
Single Family	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	127	113	- 11.0%	791	941	+ 19.0%
Closed Sales	83	88	+ 6.0%	510	628	+ 23.1%
Median Sales Price*	\$630,000	\$584,975	- 7.1%	\$600,250	\$589,975	- 1.7%
Average Sales Price*	\$688,789	\$688,314	- 0.1%	\$699,091	\$707,124	+ 1.1%
Percent of List Price Received*	99.5%	99.1%	- 0.4%	99.5%	99.5%	0.0%
Days on Market Until Sale	64	83	+ 29.7%	70	83	+ 18.6%
Inventory of Homes for Sale	264	284	+ 7.6%	--	--	--
Months Supply of Inventory	4.3	3.4	- 20.9%	--	--	--

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Townhouse/Condo	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	12	19	+ 58.3%	99	126	+ 27.3%
Closed Sales	9	14	+ 55.6%	61	62	+ 1.6%
Median Sales Price*	\$580,000	\$429,995	- 25.9%	\$417,485	\$459,995	+ 10.2%
Average Sales Price*	\$567,872	\$432,839	- 23.8%	\$432,785	\$475,116	+ 9.8%
Percent of List Price Received*	98.7%	99.8%	+ 1.1%	98.8%	99.2%	+ 0.4%
Days on Market Until Sale	141	77	- 45.4%	105	99	- 5.7%
Inventory of Homes for Sale	40	49	+ 22.5%	--	--	--
Months Supply of Inventory	4.2	5.7	+ 35.7%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

